

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16902 of Douglas Knoll Cooperative LP, pursuant to 11 DCMR § 3104.1, for a special exception to allow a child development center (90 children, and 20 staff) under section 205, and pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements under section 2101, in the R-5-A District at premises 2017 Savannah Terrace, S.E. (Square 5894, lot 40).

HEARING DATE: July 23, 2002
DECISION DATE: September 4, 2002

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 8B, and to the owners of property within 200 feet of the site. The application was also referred to the Office of Planning for review and report.

The site of this application is located within the jurisdiction of ANC 8B. ANC 8B, which is automatically a party to the application did not participate in case. The Office of Planning submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception from the strict application of the requirements of 11 DCMR §§ 3104.1 and 205, and for a variance under 11 DCMR §§ 3103.2 and 2101. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR § 3104.1 for a special exception under section 205, which will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring

property in accordance with the Zoning Regulations and Zoning Maps. The applicant has also met the burden of proving under 11 DCMR §§ 3103.2 and 2101, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that this application be **GRANTED** with the following **CONDITIONS**:

1. Approval shall be for a period of **Seven (7)** years.
2. The number of staff shall not exceed 20.
3. The ages of the children shall be 6 weeks to 12 years.
4. There shall be no more than 90 children enrolled in Center.
5. The play area shall be located immediately adjacent to Center.
6. The Center shall operate Monday through Friday, from 7:00 AM to 6:00 PM.
7. The Center shall removal its trash two times a week.
8. The Center shall schedule delivery of materials and other goods during non peak hours.
9. The facility shall mitigate area parking problems by hiring local personnel and by encouraging the use of public transportation by its staff.
10. Three (3) parking spaces shall be dedicated on the cul-de-sac nearest to the Center for drop-off and pick-up between 7:00 AM and 9:00 AM and 4:30 PM and 6:00 PM.
11. The Center shall contact DDOT's Curb Side Management Division for guidance on traffic signage before opening the center.
12. The Operator of the Center shall institute a procedure whereby an adult shall escort all children between the drop-off point and the building.
13. The Center shall provide appropriate night lighting for pedestrians.

Pursuant to 11 DCMR 3101.6, the Board has determined to waive the requirement of 11 DCMR 3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 5-0-0

(Geoffrey H. Griffis, Anne M. Renshaw, David A. Zaidain and Curtis L. Etherly, Jr. to approve and Carol J. Mitten to approve by proxy).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member has approved the issuance of this order.

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BZA APPLICATION NO. 16902

As Director of the Office of Zoning, I hereby certify and attest that on SEP 12 2002 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Angel F. Clarens, AIA
1053 31st Street, N.W.
Washington, D.C. 20007

Jacques D. Patterson, Chairperson
Advisory Neighborhood Commission 8B
1809 Savannah Street, S.E.
Washington, D.C. 20020

Single Member District Commissioner 8B04
Advisory Neighborhood Commission 8B
1809 Savannah Street, S.E.
Washington, D.C. 20020

Sandra Allen, City Councilmember
Ward Eight
1350 Pennsylvania Avenue, N.W., Suite 408
Washington, D.C. 20004

Robert Kelly, Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

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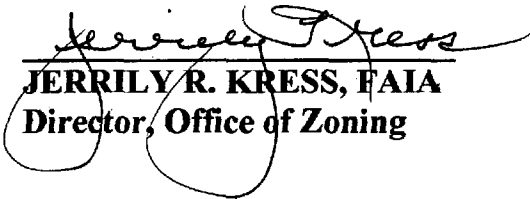
PAGE 2

Ellen McCarthy, Deputy Director
Office of Planning
801 North Capitol Street, N.E., 4th Floor
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning